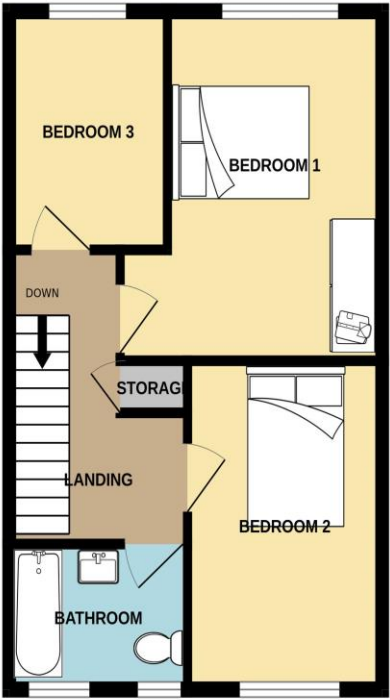
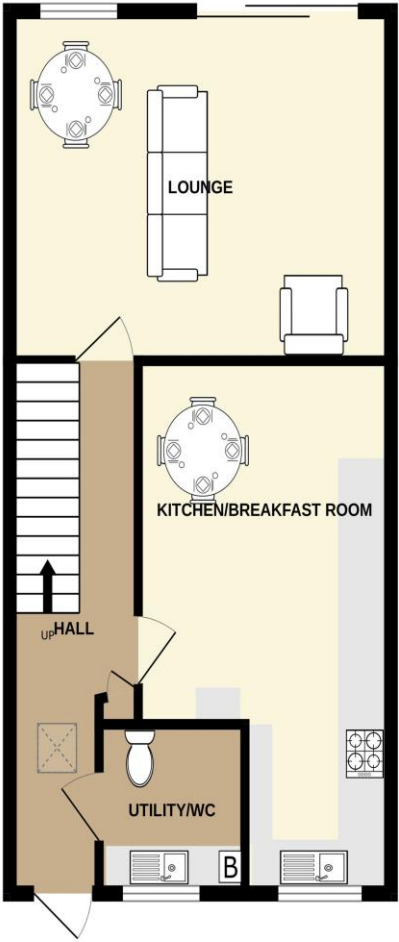


GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 927 sq.ft. (86.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)		
41, Moon Crescent Chandler's Ford EASTLEIGH SO53 2PA	Energy rating C	Valid until: 15 November 2028
		Certificate number: 8378-6929-8939-6526-3992

Property type	Mid-terrace house
Total floor area	96 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

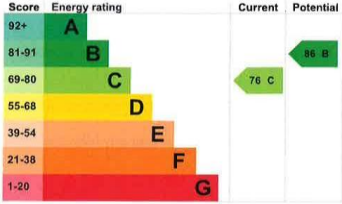
This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



Wainwright Estates
10 The Precinct, London Road
Waterlooville, Hampshire PO7 7DT

Tel: 02392 264500
Email: sales@wainwrightestates.co.uk
www.wainwrightestates.co.uk

41 Meon Crescent

Chandler’s Ford, Eastleigh SO53 2PA

Offers Over: £350,000

DESCRIPTION

Extended three bedroom terraced house with garage in block! Wainwright Estates are pleased to offer this extremely well presented family home to the sales market. Situated in a popular and convenient location, close to the local schools, shops, bus routes and commuter links - making it an excellent choice for families and first time buyers alike. Internally the property offers an extended modern fitted kitchen/breakfast room with integrated dishwasher and space for fridge/freezer, there's also a separate utility room/WC with space for the washing machine. You will also find a light filled, spacious lounge/diner with sliding doors to the rear garden. Upstairs there's three well-proportioned bedrooms for the growing family and a contemporary modern fitted bathroom. Outside you can enjoy the sunny aspect rear garden which also benefits from rear access! plus there's a handy garage in a block - ideal for storage! Additional benefits include double glazing and gas central heating. Internal viewing highly recommended.

ACCOMMODATION

ENTRANCE HALL

UTILITY ROOM/WC: 6' 2" x 4' 7" (1.88m x 1.40m)

KITCHEN/BREAKFAST ROOM: 19' 7" x 10' 9" Narrowing to 6'3" (5.96m x 3.27m)

LOUNGE/DINER: 16' 8" x 12' 9" (5.08m x 3.88m)

FIRST FLOOR LANDING

BEDROOM 1: 13' 0" x 9' 3" (3.96m x 2.82m)



BEDROOM 2: 12' 0" x 8' 4" (3.65m x 2.54m)

BEDROOM 3: 8' 9" x 6' 8" (2.66m x 2.03m)

BATHROOM: 7' 6" x 5' 1" (2.28m x 1.55m)

OUTSIDE

REAR GARDEN

GARAGE IN BLOCK

